

WITH THE SUBURBAN BUILDER AND BUYER

U. S. THE GREATEST REALTY OPERATOR

Has Acquired 2,250,000 Square Miles of Land in Little More Than 100 Years.

AVERAGE 6 CENTS AN ACRE

Sells at \$104 a Square Mile and Makes a Profit of About 200 Per Cent.

As a real estate operator Uncle Sam is a wonder. He is the largest in all the world. His first deal was for a plot about the size of New York State, and he got it for less than what the Municipal Building now in course of construction opposite City Hall Park will cost. This deal was consummated in 1803. It was the first he made a party to and, naturally he was rather timid. Since then he has been a pretty active operator. He has bought from a lot on a deserted beach up to a tract of many thousands of square miles.

Napoleon Bonaparte owned a plot of about 200 square miles which he had taken as a gift from Spain. The Government wanted to square out its property. The parties met and the United States representative or broker agreed to pay \$100,000 for the property. This deal is what is known in history as the "Louisiana Purchase."

It is the biggest land deal that has ever been made. For this great stretch of country, the finest in the world, including the fertile Mississippi Valley, the gold, copper, iron, silver and sulphur deposits of the Black Hills and the great prairies which are the grain fields of the entire world, Uncle Sam paid the "Little Corporal" two and two-thirds cents an acre.

There were then too many land owners in this part of North America to be pleased with this big operator. The land now constituting the United States was then owned by three others besides himself, namely, the King of Spain, the President of Mexico and the Czar of Russia. He wanted all this land. His next big deal after the Louisiana Purchase was with Ferdinand VII., King of Spain. Ferdinand owned Florida, a region of 70,107 square miles, adjoining on the thirteen original States.

At that time Ferdinand was engaged in a number of attempts to recapture South America, which had fought off his rule years before. He also was a spendthrift and was only hitting the high spots in his passage through life. His extravagant living was a great drain on his country. Uncle Sam saw this and he lay back and waited his time to branch out. Finally the time came and Uncle Sam was ready to talk business. Five and a half million dollars was the price asked. This was agreeable to Uncle Sam and the deal was closed. This beautiful State was purchased at a little less than a cent a building lot or at the rate of 12 1/2 cents an acre. Not until 1845 did the Government engage in another big deal. In the meanwhile he bought lots and blocks in great numbers, some of them in this country and some in other countries. The foreign property was for the use of his agents, while the property here was for custom houses, post offices and life saving stations.

One of the conditions of peace at the end of the war with Mexico was an agreement to sell to Uncle Sam the strip of land included in the States of California, Arizona and New Mexico. The strip measured 323,802 square miles. The price paid for this rich and fertile tract of country was \$18,250,000, which is at the rate of a little less than 17 1/2 cents an acre. This sum was paid over to Mexico \$2,250,000 and the balance was paid to those who held claims against Mexico.

After the deal was closed the United States discovered that Mexico still held land north of the Rio Grande. It was a small strip running along the southern border of Arizona. There was quite some dispute as to the ownership of this strip. It was a piece of reality, this Mesilla Valley, and the Government thought it would like to square out its holdings in that part of the country and suggested to Mexico that it sell. This was agreeable to Uncle Sam sent his broker, or as he is generally called, envoy extraordinary and minister plenipotentiary, Gen. James Gadsden, to get the lowest price Mexico would sell for. After much dickering the price was fixed at \$10,000,000 and the deal was closed.

The Mesilla Valley, as the river was called, comprised 45,535 square miles lying between the Gila River on the north and Mexico on the south. Uncle Sam paid here per acre for Mesilla Valley than for any property he had previously bought.

The price was less than forty-three cents an acre. That property is today among the richest in the world in minerals wealth. From it comes large quantities of gold, silver and copper. It has paid for itself several hundred times over.

Frederick the Great, Czar of Russia, owned then a part of what is now the States of Washington and Oregon. Frederick consented to let go his hold on this property when Uncle Sam agreed to buy Alaska. Frederick made a supposedly good deal when the United States consented to take this territory of his hands, paying in return \$7,200,000. By this deal the really holdings of the Government were increased by 589,446 square miles, for which less than two cents an acre was paid. Nothing was known at that time, 1867, of the immense deposits of gold, tin, zinc and lead that lay below the bleak surface of Alaska.

Not until 1898, when came the war with Spain, did the Government again enter the market. After this fight Uncle Sam resumed his dealing in real estate and for \$20,000,000 he took over from the Spanish Crown the rebellious Philippines. As they contain 43,000 square miles the price he paid was a little less than twenty cents an acre, which is next to the highest price ever paid by the Government for land. This was his last fling into the realty market.

Looking back over these transactions there is no doubt that the United States is entitled to be called the greatest land operator in the world. Since it started buying in 1803 it has acquired 2,247,430 square miles, at a total cost of \$76,049,768. Figuring this down to acres, Uncle Sam must be given credit for being one of the craftiest dealers in the game, for he obtained all this property for less than six cents an acre. He paid \$38,749,768 for the property of Spain, France and Mexico on the one hand, and for the Philippines, East River cost more than all the millions of acres purchased, and about one-third of the budget of New York City would have bought all this land.

The Government has sold a good part of this land under the Homestead laws. For every mile taken under these laws it has received \$104, which is a profit of nearly 200 per cent on its investment.

SALES OF NEWARK HOME PLOTS.

The Union Building Company has effected the following sales on the Fairley & Newark tract in the Clinton Hill section of Newark: James J. McGuire the entire block on the south side of Madison Avenue from Madison Avenue to Treacy Avenue, being 100 lots, at \$100,000; also to Joseph Bloom, 33-35 Treacy Avenue, on which he is now erecting a modern one family residence and garage, and to George Keller, 23 and 25 Treacy Avenue, on which he is about to erect two modern two family houses; also to Rodmeyer, 20-22 Fairley Avenue, which is also being improved by the erection of two two family houses, and to Max Liffort, 24 Seymour Avenue, on which a two family house is being erected.

SALES OF NEW JERSEY FARMS.

Louis Schlesinger, consisting of the sale of C. Rasmussen's farm, consisting of fifty-two acres of land with modern buildings, at Dover, Morris County, N. J. Philip Jennings reports the sale of the Aaron Ward farm, at Hanover, N. J., consisting of 100 acres, to the Morris and Essex County Land Company, also the Maria Halsey farm, at Florham Park, N. J., consisting of 160 acres, for C. W. Hunter to C. A. Whitman.

Entrance to Jamaica Estates at Jamaica, L. I.

The entrance to Jamaica Estates at Jamaica, L. I., is a beautiful view of the entrance to the estate. The entrance is a beautiful view of the entrance to the estate. The entrance is a beautiful view of the entrance to the estate.

BUYERS OF LONG ISLAND PLOTS.

The Windsor Land and Improvement Company has sold to J. C. Groves for a two story brick factory building on the east side of Franklin Avenue, opposite Lowell place. The cost of the building will be \$40,000. The Continental Realty Company was given a permit to erect a three story brick dwelling with stores at 287 Washington street, at a cost of \$25,000.

A two story building on a plot 50x165 will be built by Baker & Co., platinum refiners on the southeast corner of Murray and Austin streets. The building involves an expenditure of about \$25,000. The second floor will be used for offices. The structure will be fireproof with reinforced concrete walls and floors.

Contracts will soon be given out by the Ellis Motor Car Company for an addition to its garage and showrooms at Central Avenue and Second Street. About \$12,000 will be spent on the addition. The addition will be of fireproof construction and will cover an area measuring 32x236 feet.

Plans are being designed for a double four story brick apartment house for Franklin Avenue at 215 and 217. The building will be of fireproof construction and will have eight apartments of six rooms and bath and janitor's quarters. The building will have a frontage of 44 feet and a depth of 70 feet. The house will be faced with a light colored brick and limestone trimmings.

There will be front and rear apartments in a three story frame and stucco dwelling to be erected at Eleventh Avenue and Eighteenth Street by Gendell & Mechanic. The apartments will have five rooms and bath and the cost of the building will be about \$9,000.

Flaminio Herzmans intends building a four story apartment building with stores at 236 and 238 Academy Street, to cost \$25,000.

Six families will be housed in a four story apartment dwelling which Louis J. Buecher is going to build at 112 Springfield Avenue. The ground measurements are 25x75 feet. The building will be equipped with all the latest conveniences, will have copper lining in front and will be trimmed with Indiana limestone. The roof will be of Spanish tile. The cost will be \$24,000.

GLEN HEAD SALE.

Burton Thompson has sold for C. E. Berner and M. Anderson, the houses owned at Glen Head, L. I., near the grounds of the Glen Head Country Club, consisting of several detached houses and a central residence. The property was held at \$12,500.

Sound Shore View at Shippan Point

From the New York, New Haven and Hartford Railroad continued its suburban branches and started running express trains on a fast schedule to Stamford. It is to develop one of the most attractive residential waterfront sections near New York. The shore of Long Island Sound near Stamford had up to that time been undeveloped or used as the site of summer residences by a comparatively few well to do residents of New York. The few years intervening since development it has become a thriving community of moderately expensive all year round homes.

Shippan Point is one of the best illustrations of the changed conditions. During the last year alone from 1905 to 1911 thirty new cottages have been erected in the Shippan Point section and population there has increased from 100 to 1,000. The rate the tract will be entirely developed within a short time.

One of the popularities of this particular property is the Stamford Yacht Club, one of the best known yachting organizations on the Sound, about which the social life of the community revolves. Since the establishment here of the Low and Hudson school for girls and the Manor school for boys families with children of the schooling age find it possible to spend their winter right at Shippan in their suburban homes.

NEWARK BUSINESS LAND SALE.

The property at 28, 30 and 32 Halsey Street, Newark, has been sold by the Fairchild Building Company to C. E. Veeck, Jr., for \$125,000. The new owner will hold the property for investment. The firm of Van Vleck & Kirby, who have the Metallurgical automobiles, occupy 30 and 32 Halsey Street, while the Goddard Wire and Rubber Company occupies 28 Halsey Street.

PROPERTIES FOR AUCTION.

Joseph H. Mayers will offer for sale at auction at the Vesey Street salesroom on Monday, June 24, 1912, the following properties: A three story and basement brick dwelling on plot 10x125, at 100 West 11th Street, between Third Avenue and Spring Place, known by numbers 100 to 102 Third Avenue, three three story frame dwellings on plot 25x75, on Friday, June 28, 370 Bronx Park Avenue, a two and one-half story frame dwelling on lot 25x100, the two latter sales will be held at the Bronx salesroom.

Swiss Chalet at Belle Terre Sold to J. P. Phillips



John B. Phillips of Glen Ridge, N. J., has purchased from the Dean Alvord Company the Swiss Chalet at Belle Terre, L. I. This picturesque cottage of the Switzerland mountain type occupies a position on the crest of a ravine directly overlooking Port Jefferson harbor from the bungalow section near the entrance to the Belle Terre Estates. The chalet is constructed for the most part of concrete and hewn timbers. Overhanging beams and rafters supported by rough hewn brackets give to the roof a most artistic effect. The house comprises seven rooms, bath, and two fireplaces, besides a number of closets and storage room.

Entrance is by a concrete bridge to a mezzanine hall leading to the great living room above and dining room below. From the windows or from the deep overhanging balcony, with barrel stave rails, there is a charming view of Port Jefferson harbor below and of the Long Island Sound in the distance. The fireplace in the dining room is a dominating feature. It is so big that it will take more than nine feet long. The dining room has a heavy beamed ceiling and a flooring of flagstones of various sizes and shapes. A wainscoting of hardwood completes the craftsman design. The chalet occupies about an acre of ground.

Mr. Phillips, the new owner, is improving the property by the construction of a garage and creating new landscape features. He will occupy the chalet.

NEWARK FACTORIES AND FLATS.

Plans Filed Last Week for Many New Buildings.

Fifty-five permits were issued by the Newark Building Department during the week for new buildings and alterations, representing an estimated aggregate expenditure of \$287,200, which is a decrease

NEWARK'S NEW SKYSCRAPER.

Kinney Building Will Occupy a Broad and Market Street Corner.

Plans for the Kinney building, which will be erected at the southeast corner of Broad and Market streets in Newark by the Kinney Realty Company, were submitted for approval to Superintendent of Buildings William P. O'Rourke last week. The building is the most expensive one to be started in Newark this year. It calls for an outlay of \$60,000.

BUILDING AT GLEN HEAD.

Contracts have been let for the erection of several detached dwellings to be built at Glen Head on the north shore of Long Island, where the North Shore Realty Company is developing more than eighty acres. The houses already erected there are built on high knolls overlooking the Sound. All of the bungalows on the property are now occupied.

The building will be twelve stories high and will be constructed so that four more floors may be added on later to make it just as high as the sixteen story First National Building on the opposite corner. The new structure will cover ground which was used by four buildings on the Broad street side and about as much space on the Market street side. The ground floor will be made into stores and the upper floors will be used as offices.

Work of erecting the half dozen buildings which were on the plot has already been completed and workmen are now engaged in digging the excavation to be made way for laying the foundation. According to the plans the foundation will be constructed of concrete and will have a depth of eighteen feet below the curb. The building will be of skeleton steel construction with walls of stone and brick and the roof will be of terra cotta and copper. Cass Gilbert of New York is the architect.

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ATTRACTIVE DESIGN FOR LOW COST HOUSE

Second prize in the recent competition held by the National Fireproofing Company for a set of plans of a thorough fireproof dwelling to cost not more than \$6,000 was awarded to Jack Leht of Washington, D. C., for the plan shown here. The design has many novel features for a house of this cost, and by all who have viewed it, it is said to be one of the best arranged and economical plans shown recently.

Though it can be built for an amount which is not great as modern houses, it is not an especially small building, nor is it of cheap construction. Such a house would take rank with any of equal cost in the nearby suburbs.

For those who desire designs in homes somewhat out of the ordinary this house has many attractions. First is the economy shown in the arranging of space. The entire front of the building on the first floor is occupied by the dining room and living room, both of which give onto a paved veranda, surmounted by a charming pergola. This arrangement necessitates the moving of the entrance to the side of the house from which the hall is reached, running across the width of the building instead of the length.

The building is planned on the T shape, with the dining room, living room, and two bedrooms in the main part of the wing, while on the first floor of the wing are the kitchen and pantry, and a nicely secluded den with a comfortable nook at one end. In the upper part of the wing is one more bedroom, a bathroom, and a servant's room. One of the most notable features of the plan is the great amount of closet space provided.

The walls are specified to be of fireproof blocks covered with stucco. Not the least attractive feature is the roof, which is designed to have the appearance of the hatched type. Its great expense is relieved by a number of dormer windows.

BUYERS AT LEONIA, N. J.

The Leonia Heights Land Company has sold an eight room house on High Street, near Broad Avenue, to J. P. Phillips, who has purchased it for his own occupancy. The company also reports the following sales: A lot on the southeast corner of Park Avenue, west of Paulina Boulevard, to Myrtle B. Oldford, who will build a bungalow; also a lot on Knapp Terrace, east of Park Avenue, to F. W. Harrison, who owns the adjoining corner, on which he will erect a dwelling; also three plots of two lots each on Highland Avenue, near Paulina Boulevard, to C. J. Hall, Mary K. Conley and M. B. O'Reilly.

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INTEREST IN MURRAY SALE.

Van Cortlandt Tract Seems Not to Have Satisfied Lot Demand.

The announcement that the Murray estate would be sold at public auction by Joseph P. Day on Saturday, June 23, at 1 o'clock on the premises, coming as it does on the heels of the Van Cortlandt estate sale, and situated as it is in the same general location, has aroused considerable interest among investors and homebuilders in general. The property to be offered is known as the Murray tract, consisting of 470 residential lots located on the northerly boundary line of New York City, and adjacent to Van Cortlandt Park, and has an extended frontage on McLean Avenue.

The sale is the result of a friendly action in partition under the direction of Charles L. Hoffman, referee, and the Murray heirs, and will be sold absolutely to the highest bidder. Land values have risen rapidly in this vicinity, and the cost of carrying such a large tract is more than the owners care to assume any longer, and not having the facilities for improving the property they decided to dispose of it at public auction for such price as it may bring.

The Murray estate enjoys the best facilities, having two stations of the Putnam division of the New York Central Railroad on and near the property and also a cross-town trolley service. Among the proposed improvements is the electrification of the Putnam Railroad, which will greatly reduce the running time between New York and the Murray estate. The population of that part of South Van Cortlandt, the New York City boundary line is composed largely of those who are engaged in business in New York City and Yonkers, and desire nevertheless to live close by, and enjoy the advantages of suburban life without the discomforts of long distance commuting.

The Murray estate has been held in one ownership for over fifty years, and purchasers will have an opportunity of investing in property which never before has been sold in small plots.

TRANSACTIONS RECORDED.

(With name and address of owner and attorney. When attorney's name is omitted address of party second.)

(South of Fourteenth St.)

CHERRY ST. 431, a. s. 25,122-72,123,124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988